

TOWN OF WEBSTER, NEW HAMPSHIRE

Zoning Board

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Zoning Board of Adjustment Minutes August 11, 2009

Case No.: 09-03

Steven J. Hibbard, 1300 Pleasant Street

Present: Members Don Koberski (Acting Chairman), Bobby Drown and Shawn Smith

7:11 pm Acting Chairman Koberski opened the meeting. Because only three members were present, a decision would have to be unanimous. The applicant was given the option to proceed or postpone the application. Mr. Hibbard elected to go forward. Attendance was taken and the application was read and the posting dates were noted for the record. Acting Chairman Koberski then explained the meeting procedure and then invited Mr. Hibbard to proceed with his request.

Mr. Hibbard owns a 30'x40' barn with a concrete foundation and floor. The barn is located 47½ feet from the house. He worked at Caterpillar for 22 years. He would like to operate a State Inspection Station and do repairs. He expects to operate 2-3 days per week by appointment only. He needs to get Town approval before the State will begin its approval process.

Acting Chairman Koberski asked if he would be doing oil changes and if he had made arrangement for storage of hazardous waste material. He has a 60 gallon storage barrel and is certain he won't have any problem getting a source to dispose of it. Member Drown informed Mr. Hibbard that the State will probably require that he construct a berm or some other form of spill containment for the storage barrel.

Member Smith asked how far the barn was from the road. The barn sits about 400' from the road and cannot be seen.

The Groundwater Protection map was referenced and the property is not located in a protected area.

Resident Wayne Morse, Mr. Hibbard's neighbor, stated that he is not opposed to the application. He believes that Mr. Hibbard will run a clean operation.

No one spoke in opposition.

7:20 Acting Chairman Koberski closed the testimony and opened the Board's discussion. The applicant was asked if he intended to have a sign. While he stated that he did not, he was informed that the limitation would be 2'x4' if he changed his mind. Member Drown questioned whether there would be any "junk cars" on the premises. Mr. Hibbard responded in the negative.

7:25 Acting Chairman made a motion to approve the application with the following conditions:

- Operation hours limited to 7:00a.m. to 7:00p.m., Monday through Friday
- Maximum signage 2'x4'

- No “junk cars” stored on the premises
- Site Plan Review approval by the Planning Board
- Life Safety Inspection
- Septic review by New Hampshire DES
- Number of employees limited to owner plus one.

Motion was seconded by Member Drown, vote was unanimous for approval.

7:30 Meeting adjourned.

Respectfully Submitted,

Mary Smith
PB/ZBA Secretary